

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS<sup>®</sup>



Lansdowne Road

Bridlington, YO15 2QS

£600 Per Month





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



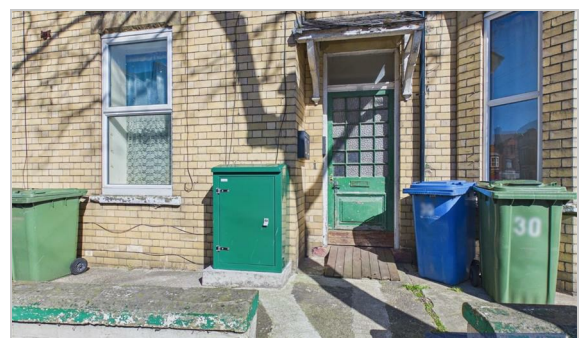
**\*CHECK OUT MY 360 TOUR\*** A well-presented two bedroom flat located on Lansdowne Road, Bridlington, offering bright and spacious accommodation and ideally situated within easy reach of the town centre and local amenities.

The property is offered unfurnished and briefly comprises a large and bright lounge with a bay window, allowing plenty of natural light and creating a comfortable living space. There is a separate fitted kitchen, a modern bathroom with bath and shower over, and two well-proportioned bedrooms providing flexible living space for a couple, small family or professionals.

The flat has been finished in neutral décor throughout, making it easy for tenants to add their own style and furnishings.

Lansdowne Road is a popular residential area conveniently located close to Bridlington town centre, where a range of shops, supermarkets, cafés and local amenities can be found. The property is also within easy reach of Bridlington railway station, local bus routes and the seafront, making it an ideal location for commuters and those wanting to enjoy coastal living.

Rent inclusive of water rates.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

